

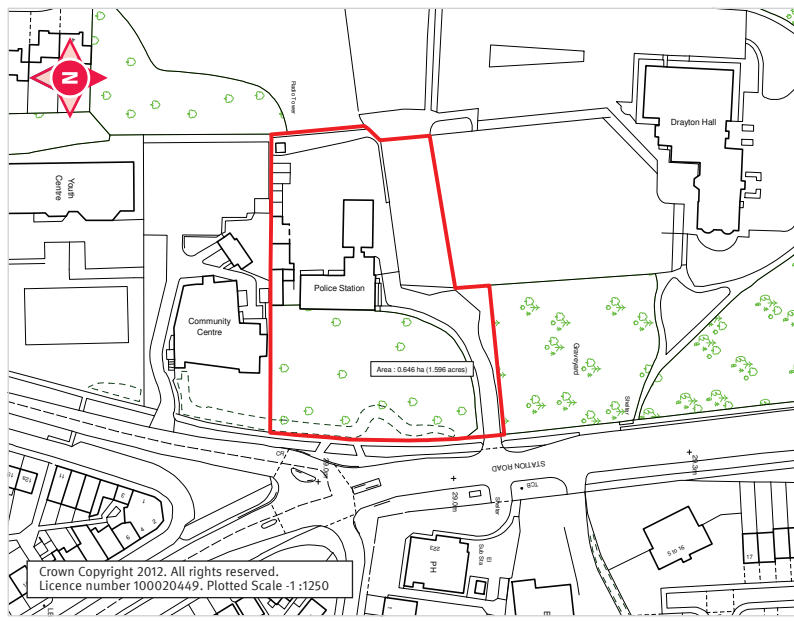


# FORMER WEST DRAYTON POLICE STATION, STATION ROAD, WEST DRAYTON, UB7 7JQ

**Knight Frank**

## Development opportunity

- ◆ Freehold disposal – site is surplus to operational requirements
- ◆ Sui generis use
- ◆ Range of possible alternative uses and development, subject to obtaining the necessary consents
- ◆ Land: 1.60 acres (0.65 ha)
- ◆ Buildings 16,153 sq ft (1,500.7 sq m) GIA



# FORMER WEST DRAYTON POLICE STATION, STATION ROAD, WEST DRAYTON, UB7 7JQ

## Location

The property is located in the London Borough of Hillingdon around 15 miles west of Central London. The property is situated on the west side of Station Road approximately 600m to the south of West Drayton overground railway station. The surrounding area is predominately residential, and there are neighbouring office and community centre uses.

West Drayton station gives access to London Paddington in c. 25mins. Junction 4 of the M4 motorway is c. 500m to the south and junction 15 of the M25 is c. 1 mile to the west.

## Description

The property comprises a mid-20th century main building arranged over three storeys under a pitched roof. There are a number of outbuildings providing further accommodation arranged over one and two storeys. Externally the grounds are arranged as a large car park and lawns laid to grass.

Internally the accommodation is arranged as a series of interconnected rooms with W.C. facilities.

## Legal Title & Tenure

The property is held freehold and offered with vacant possession. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars. All pertinent legal information is available on the dedicated website.

## Planning

We understand that the current lawful planning use of the building is considered to be Sui Generis. The property has potential as a residential development site, or other uses, subject to the necessary consents. A planning appraisal report setting out the scope for redevelopment is available on the dedicated website.

## Areas

The site extends to 1.60 acres (0.65 ha) and the buildings extend to 16,153 sq ft (1,500.7 sq m) GIA.

## Floor Plans

Floor plans can be downloaded from the dedicated website.

## Fixtures and fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

## Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

## EPCs

The EPC is available on the dedicated website.

## Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of Sale

The freehold is offered for sale by informal tender with bids due by 12 noon on Friday 25 October 2013.

Interested purchasers will be required to complete a bid form, which can be found on the dedicated website. Please refer to the dedicated website for information on the method of sale and bidding procedure. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

## Forward Sale Clawback

The sale will include in the transfer of title a forward sale clawback awarding 50% of any uplift to be paid to the vendor if the site as

a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

## Tender Procedure

Bids must be received at these offices by 12 noon on Friday 25 October 2013. The bids will be sent unopened to the MPS immediately after this time. Late bids will not be accepted. Bids should be delivered by post (preferably registered) or hand delivered to the vendor's selling agent: Knight Frank LLP, 55 Baker Street, London W1U 8AN Marked for the attention of Tom Scaife.

### i. Wording on the envelope

All bids should be sealed and marked "Met Police Tender – West Drayton" in the top left hand corner of the envelope but there should be absolutely no markings which could identify the bidder.

### ii. Opening Procedure

All bids received will be sent unopened to the Metropolitan Police Service's Procurement Department for opening and logging. If the bids are not received in the correct format, or by the deadline, they may be invalidated as being non-compliant. Please note faxed or emailed bids will not be accepted, even if these are received before the deadline.

### iii. Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

## Further Information

Please visit our website:

[www.inst.knightfrank.com/view/west](http://www.inst.knightfrank.com/view/west) Password: **drayton**

## VAT

The property is not elected for VAT.

## Guide Price

Offers are invited for the freehold interest, with bidders encouraged to consider sales overage. Please see bid form for more details.

## Contact

For further information or viewings:

Tom Scaife (tom.scaife@knightfrank.com) 020 7861 5429

## Plans/Areas

The floorplans/plans have been produced whilst our client has been in occupation. Therefore, access has not necessarily been available whilst the plans were compiled, therefore their accuracy cannot be guaranteed. The purchaser/s shall be deemed to be satisfied as to the extent of the property through their own inspection/investigation. Any error or mis-statement within the particulars or other information provided shall not annul the sale nor entitle either party to compensation in respect thereof.

## Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: August 2013. Photographs dated: March 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

# Energy Performance Certificate

Non-Domestic Building



Metropolitan Police  
Station Road  
WEST DRAYTON  
UB7 7JQ

Certificate Reference Number:  
9760-3077-0923-0100-9505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 51

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1445  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 267.64

## Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.